

T H E
P A R T I C U L A R S
OF A VALUABLE
FREEHOLD ESTATE,

SITUATE IN THE PARISHES OF
MARGARET ROOTHING and ABBOTT'S ROOTHING,

AND EASY DISTANCES FROM
CHIPPING ONGAR, DUNMOW, and CHELMSFORD,

IN THE
COUNTY of ESSEX;

CONSISTING OF

THE MANOR OF

Olives or Garnetts, or Garnish Hall,

WITH

THE MANOR FARM,

AND

DEMESNE LANDS, containing Two Hundred and Eighty-nine Acres One Rood and
Thirty-seven Perches;

IN THE OCCUPATION OF THE TRUSTEES:

ALSO,

TWO TENEMENTS, a BLACKSMITH'S SHOP, &c.

Let to Tenants at Will:

Which will be peremptorily SOLD by AUCTION,

BY

Mess. Skinner, Dyke, & Skinner,

On TUESDAY the 20th of MARCH, 1798,

At Twelve o'Clock,

At GARRAWAY'S Coffee House, 'CHANGE ALLEY, LONDON,

IN TWO LOTS,

By Order of the TRUSTEES, pursuant to the Will of the late

Mr. WM. FORSTER, deceased.

To be viewed till the Sale, by applying to Mr. JAMES SCOTT, at Garnish Hall Farm,
of whom printed Particulars may be had:

Also of Mr. JOHN SCOTT, Solicitor, Witham; at the Black Boy, Chelmsford; Dun Cow, Dunmow;
— Crown, Hockerill; Crown, Chipping Ongar; White Hart, Ayebridge; of Mess. BROMLEY
and BELL, Gray's Inn; at the Place of Sale; and of Mess. SKINNER, DYKE, and SKINNER,
Aldersgate Street, London.



T H E
P A R T I C U L A R S, &c.

L O T I.

A Valuable FREEHOLD ESTATE, situate in the Parishes of Margaret Roothing and Abbott's Roothing, in the County of Essex, about Eight Miles from Chelmsford, Seven of Dunmow, Ten of Bishop's Stortford, and Seven of Chipping Ongar, all Market Towns;

CONSISTING OF

The MANOR of OLIVES or GARNETTS, otherwise GARNISH HALL,

With the Royalties and Immunities,

AND

THE MANOR HOUSE,

A COMMODIOUS EDIFICE,

CONTAINING

Very convenient Apartments and Offices,

Garden, Hoppit, and Orchard;

A spacious Farm Yard, large Barns, Stabling, Cow Houses, Granary, Dove House, and Out-buildings,

AND

The Demefne Lands, containing Two Hundred and Eighty-nine Acres One Rood and Thirty-seven Perches, be the same more or less;

IN THE OCCUPATION OF

THE TRUSTEES.

QUANTITIES.

			A.	R.	P.
Further Church Field	—	—	26	1	0
Hither Church Field	—	—	21	2	0
Breach Laye	—	—	17	1	0
Home Field	—	—	15	2	20
Great Wood Field	—	—	28	1	30
Little Wood Field	—	—	3	0	20
Chalk Crofts	—	—	17	1	10
Little High Field	—	—	34	0	0
Great High Field and Spring	—	—	38	2	0
Pigg's Field	—	—	11	2	0
Chalk Mead	—	—	6	2	0
Round Mead	—	—	4	0	24
Horfe Pasture, in Two Parts	{ 4 3 0 }	{ 5 1 0 }	10	0	0
Cow Leaze or Pasture	—	—	14	3	0
Long or River Mead	—	—	6	0	0
Little ditto, in Parish of Abbot's Roothing	—	—	1	0	0
Church Mead, between Church Fields and Breach Laye	—	—	5	2	0
The Scite of Manor House and Buildings, Yard, Garden, Orchard, Hoppet, &c.	—	—	4	3	3
Garnish Hall Wood	—	—	23	1	10

Total Acres 289 1 37

AND

A Tenement and Blacksmith's Shop, let to John Skeggs, Tenant at Will, at 4*l.* per Annum.

The Lands lie exceedingly compact, the Whole in a good State of Cultivation, with a Quantity of fine young Timber, and a considerable Quantity of Underwood of 7 and 12 Years Growth, which will be included in the Purchase of the Estate.

THE PURCHASER TO TAKE THE GROWING CROPS OF GRAIN, CORN, GRASS, &c. AND THE SEEDS, PLOUGHINGS, DRESSINGS AND HALF-DRESSINGS OF LANDS, DUNG, AND COMPOST, AT A VALUATION;

And may be accommodated with

THE LIVE AND DEAD FARMING STOCK, IMPLEMENTS, &c. AT A VALUATION; OR THEY WILL BE SOLD BY AUCTION ON THE PREMISES.

THE VALUATIONS TO BE MADE ON OR BEFORE THE 30th OF JUNE, 1798, BY TWO PROPER PEOPLE OR THEIR UMPIRE, AND THE AMOUNT TO BE PAID AT THE COMPLETION OF THE CONTRACT FOR THE ESTATE.

L O T II.

A FREEHOLD TENEMENT, called PADDIX HALL, and Garden, let to John Saltwell, Tenant at Will, at

TWO GUINEAS per Annum.

CONDITIONS of SALE.

- I. **T**HE highest Bidder to be the Purchaser; and if any Dispute arises between two or more Bidders, the Lot to be put up again.
 - II. No Person to advance less than Ten Pounds at each Bidding for Lot I. and One Pound at each Bidding for Lot II.
 - III. The Purchasers shall pay down immediately a Deposit of Twenty Pounds per Cent. in Part of the Purchase Money; and sign an Agreement for Payment of the Remainder on or before the 5th of July, 1798, on having good Titles.
 - IV. The Purchaser of each Lot shall have a proper Conveyance, at his own Expence, on Payment of the Remainder of the Purchase-Money, according to the third Condition; when Possession will be given, and all Out-goings cleared to Midsummer, 1798, except the Tythe, which is to be paid for by the Purchaser.
 - V. There being a Duty on all Sales of Estates, of Six-pence in the Pound, to be levied on the Buyer or Seller, as may be thought most proper; the Lots comprised in this Particular are to be sold, subject to the Seller's paying One Moiety of the said Tax, and the Buyers the other, exclusive of the Sums the said Lots shall sell for.
- Lastly. If the said Purchasers neglect or fail to comply with the above Conditions, the Deposit Money shall be forfeited, the Proprietor shall be at full Liberty to re-sell the said Lots, and the Deficiency, if any, by such second Sale, together with the Charges attending the same to be made good by the Defaulter at this present Sale.

PARTICULARS
OF
THE CAPITAL FARM,
AND
MANOR,
OF
GARNISH HALL,
ESSEX.

